ZB# 84-9

Schoonmaker Homes

78-2-16

84-9- Schoonniaken Homes, Inc. - (Lot 121-Bevens)

1st - 5/14/84
2nd - 6/11/84
Public Heaving:
Yorkie 40
Sential
Sential
on 6/11/84.

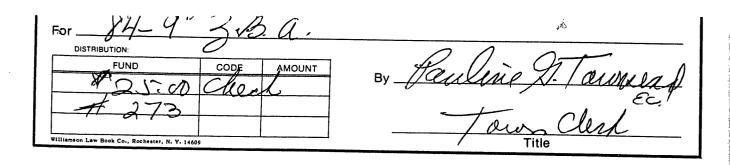
TOWN OF NEW WINDSOR Genera	al Receipt 5858
555 Union Avenue New Windsor, N. Y. 12550	July 12 19 84
Received of Clas Grovas	Ochommaker Homes) \$ 25 00
Twenty Fire as	DOLLARS
For 84-9" 3.B.a.	
DISTRIBUTION: FUND CODE AMOUNT	A D. OTT
25.00 Check	By // Cerrline X/- / annulas
7 273	Town Clark
Williamson Law Book Co., Rochester, N. Y. 14609	Title



Borna Hill Law 121



Burian HILL Cor 121





BUTTER HILL LOT 121



BUTIER HILL COT 121



Borren BILL-bor121



44-9 Burren Live Cor 121

BEROREZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
PLEASETAKE NOTICE that the Zoning Board of Appeals to the Town of New WINDSOR New York will hold a Public Hearing pursuant to Section 48:34A of the Zoning Ordinance on the following proposition.

Appeal No. 7

Requiest of DURABEE HOMES INC. for a WARLANCE of the regulations of the Zoning Ordinance (to permit the existing residential dwelling with insufficient frontyard being at VARIANCE of Bull Res. (Col. 6s and 20th Section 48:12/Table Of Bull Res. (Col. 6s and 20th Section 48:12/Table Of Bull Res. (Col. 6s and 20th Section 48:12/Table Of Bull Res. (Col. 6s and 20th Section 48:12/Table Of Bull Res. (Col. 6s and 20th Section 48:12/Table Of Bull Res. (Col. 6s and 20th Section 48:12/Table Of Bull Res. (Col. 6s and 20th Section 48:12/Table Of Bull Res. (Col. 6s and

State of New York
County of Orange,ss:

disposes and says that he is

of the E.W. Smith

Publishing Company, Inc. publisher

of The Sentinel, a weekly newspaper

published and of general circulation

in the Town of New Windsor, and that

the notice of which the annexed is

a true copy was published one

in said newspaper, commencing on the 15 day of March A.D., 1984 and ending on the 15 day of March A.D. 1094

Subscribed and shown to before me this 5th day of June, 1984

Notary Public of the State of New York County of Orange.

My commission expires March 30, 1985

PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1985

TOWN OF NEW WINDSOR

555 UNION AVENUE NEW WINDSOR, NEW YORK (914) 565-8550

July 2, 1984

1763

ELIAS GREVAS, L.S. 33 Quassaick Avenue New Windsor, NY 12550

RE: APPLICATION FOR FRONTYARD VARIANCE - #84-9 SCHOONMAKER HOMES/JOHN STEINBERG, INC.

Dear Lou:

This is to confirm that the above-entitled application for a 2 ft. frontyard variance was granted at the June 25, 1984 session of the Zoning Board of Appeals.

Please be advised that formal decision will be drafted and acted upon at an upcoming meeting of the ZBA.

If you need additional information, please do not hesitate to contact me.

Very truly yours,

PATRICIA DELIO

Secretary

NEW WINDSOR ZONING BOARD OF APPEALS

/pd

cc: Town Building/Zoning Officer Kennedy
Town Planning Board

N.	ELL LITHDOOD ZONING DOADD OF ADDEALS
IN.	EW WINDSOR ZONING BOARD OF APPEALS
-	X
I	n the Matter of the Application of DECISION GRANTING
	SCHOONMAKER HOMES/JOHN STEINBERG, INC. VARIANCE (AREA)
#	84-9 .
-	JOHN STEINBERG, INC.
	WHEREAS, SCHOONMAKER HOMES/ of 1 Holiday Park Drive,
-	Newburgh, N. Y. 12550 , has made application before the
Z	Coning Board of Appeals for an area variance for the purposes of:
-	construction of single family dwelling with 2 ft. insufficient frontyd.
ε	and
	WHEREAS, a public hearing was held on the 25th day of
	June, 19 <u>84</u> before the Zoning Board of Appeals at the Town Hall
1	New Windsor, New York; and
	WHEREAS, the applicant appeared by its agent, Elias Grevas
║.	L.S., 33 Quassaick Avenue, New Windsor, NY 12550; and
	WHEREAS, the application was unopposed; and
	WHEREAS, the Zoning Board of Appeals of the Town of New
	Windsor makes the following findings of fact in this matter:
Ì	1. The notice of public hearing was duly sent to resident:
	and businesses as prescribed by law and published in The Sentinel, also
	as required by law.
	2. The evidence shows: that the one-family dwelling was
	well under construction before the setback deficiency was discovered
.	
	3. The evidence shows that subdivision is an approved
	cluster subdivision
	<i>!</i>
1	

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

- 1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.
- 2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of

New Windsor grant a 2 ft. frontyard variance to applicant

in accordance with plans submitted at the public hearing and dated 4/27/84.

BE IT FURTHER.

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: July 9, 1984.

Chairman

Memo FROM:

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550



TO:

TOWN PLANNING BOARD
TOWN BUILDING/ZONING OFFICER

DATE: 6/12/84

SUBJECT:

PUBLIC HEARING BEFORE ZBA - 6/25/84

---FOLD HERE---

Kindly be advised that there is one (1) public hearing scheduled to be heard before the ZBA on Monday evening, June 25, 1984 at 7:30 p.m. in the matter of the Application of SCHOONMAKER HOMES/ JOHN STEINBERG, INC. - (Lot #121).

I have attached hereto copy of pertinent application together with public hearing notice which will be published in The Sentine on June 13, 1984.

/pd Attachments (2)

by Pa



TOWN OF NEW WINDSOR

555 UNION AVENUE NEW WINDSOR, NEW YORK

June 11, 1984

(6 on List receipts
16 return receipts

Elias D. Grevas L.S. 33 Quassaick Avenue New Windsor, N.Y.

RE: 78-2-16

Dear Mr. Grevas:

According to my records, the attached list of property owners are within the five hundred (500) feet of the above mentioned property.

The charge for this service is \$40.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

tim Inles

Jim Lyle I.A.O.

Assessor

Town of New Windsor

1763

TOWN OF NEW WINDSOR

555 UNION AVENUE NEW WINDSOR, NEW YORK

Henderson David & Diane 11 Buttermilk Dr New Windsor NY 12550

North American Homes Inc 33 Sweet Briar Rd Stamford Conn 06905

Walsh James N & Susan 7 Buttermilk Dr New Windsor NY 12550

JJS Construction Inc 275 Route 59 Monsey NY 10952

Schoonmaker Homes John Steinberg Inc 1 Holiday Park Rd Newburgh NY 12550

Macri Frank G & Barbara A 14 Buttermilk Dr New Windsor NY 12550

Semer Albert W Jr & Sharon M Buttermilk Dr New Windsor NY 12550

De Palma Michael S & Dorothy A Buttermilk Dr New Windsor NY 12550

Corio Frank & Linda 22 Buttermilk Dr New Windsor NY 12550

Affat Isadore & Jennifor 24 Buttermilk Dr New Windsor NY 12550 Johnson Erminette 26 Buttermilk Dr New Windsor NY 12550

Henry Richard J & Valerie M 28 Buttermilk Dr New Windsor NY 12550

Goldsmith-Manning Construction Corp 35 High Meadows Walden NY 12589

Classey Thomas & Carol F Creamery Dr New Windsor NY 12550

Edgemont Industries Inc 39 Pitcairn Dr Roseland NJ 07068

Moodna Dev Co Inc 33 Sweet Briar Rd Stamford Conn 06905

TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

11 June 1984

Date:

I. Applicant Information: Newburgh, N.
(a) Schoonmaker Homes-John Steinberg, Inc. 1 Holiday Park Prive 12550 (Name, address and phone of Applicant) (Owner)
(b) ((owner)
(Name, address and phone of purchaser or lessee)
(c) (Name, address and phone of attorney)
(d)
(Name, address and phone of broker)
II. Application type:
Use Variance Sign Variance
X Area Variance Special Permit
III. Property Information: (Note: This is in An Approved "Cluster" Subdivision) (a) R-4 Creamery Lane (Lot 121) 78/2/16 12.503±SF
(Zone) (Address) (S B L) (Lot size) (b) What other zones lie within 500 ft.? None (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
(d) When was property purchased by present owner? 22 Feb. 1984 (e) Has property been subdivided previously? was When? 1977. (f) Has property been subject of variance or special permit previously? No When?
(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes
(h) Is there any outside storage at the property now or is any proposed? Describe in detail: No
TV VIA VIA
IV. Use Variance: (a) Use Variance requested from New Windsor Zoning Local Law, Section, Table of Regs., Col, to allow: (Describe proposal)

	(p)	The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship
	* *	will result unless the use variance is granted. Also
	•	set forth any efforts you have made to alleviate the hardship other than this application.
		Hardship other than the approach.
77	A	variance:
٧.	(a)	Area variance requested from New Windsor Zoning Local Law,
•	• •	Section 48-12, Table of Bulk Regs., Col. 6
•	4	Proposed or Variance
		Requirements Available Request
	•	Min. Lot Area 12,500 S.F. 12,503 see "Cluster"note
		Min. Lot Width 80 102.05' Reqd. Front Yd. 40 38.0 2.0
		Reqd. Front Yd. 40 38.0 2.0 Reqd. Side Yd. 12 / 12 12 / 50.1 0 / 0
		Reqd. Rear Yd. 40' 47.5 0
		Reqd. Street
		Frontage* 60' 102.05 0 Max. Bldg. Hgt.
100		Min. Floor Area* 1000 1027 0
		Dev. Coverage* % % %
		Floor Area Ratio**
	• . • •	* Residential Districts only * Note: This is an approve ** Non-residential districts only "Cluster" Subdivision
	42.5	
	(b)	The legal standard for an "AREA" variance is <u>practical</u> difficulty. Describe why you feel practical difficulty
		will result unless the area variance is granted. Also,
,		set forth any efforts you have made to alleviate the
		difficulty other than this application. This building was well under Construction before the setback
		problem was discovered. The foundation was placed at the
		setback line, but the front cantilever sections (2.0') project
٠		into the front yard. Other than removing the building & relocating it, no method exists for correcting the difficulty, except this
		variance.
VI.	C i ~	Variance:
VI.	Pagi	(a) Variance requested from New Windsor Zoning Local Law,
		Section, Table ofRegs., Col
*		Proposed or Variance
	1	Sign 1 Requirements Available Request
	,	Sign 2
		Sign 3
	•	Sign 4 Sign 5
		Total sq.ft sq.ft
	, •	Totalsq.ftsq.ftsq.ft.

	-3-
(b)	Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.
,	
(c)	What is total area in square feet of all signs on premises including signs on windows, face of building, and freestanding signs?
· ·	
,	
VII Spec	ial Permit:
	Special Permit requested under New Windsor Zoning Local Law, Section, Table of Regs., Col
(b)	Describe in detail the use and structures proposed for the special permit.
	cional comments: Describe any conditions or safeguards you offer to ensure
	Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is
	Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of
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(a)	Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.) The project is being constructed with curbs & lighting. The building in question does not alter the quality of the neighborhood. (see attached photographs). Copy of letter of referral from Bldg./Zoning Inspector. Copy of tax map showing adjacent properties. NIA Copy of contract of sale, lease or franchise agreement. Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs,
(a)	Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.) The project is being constructed with curbs & lighting. The building in question does not alter the quality of the neighborhood. (see attached photographs). Chments required: Copy of letter of referral from Bldg./Zoning Inspector. Copy of tax map showing adjacent properties. NB Copy of contract of sale, lease or franchise agreement. Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
(a)	Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.) The project is being constructed with curbs & lighting. The building in question does not alter the quality of the neighborhood. (see attached photographs). Copy of letter of referral from Bldg./Zoning Inspector. Copy of tax map showing adjacent properties. NIA Copy of contract of sale, lease or franchise agreement. Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs,

X. AFFIDAVIT

1	• , • • •	Date 11 Jur	ie 1984	
STATE OF NEW Y) SS.:			
Th	e undersigned Appl	icant, being duly	sworn, dep	oses
and states tha	t the information,	statements and r	epresentati	.ons
contained in t	his application ar	e true and accura	te to the b	est of
his knowledge	or to the best of	his information a	nd belief.	The
applicant furt	her understands an	d agrees that the	Zoning Boa	ırd
of Appeals may	take action to re	scind any variano	e or permit	grante
if the conditi	ons or situation p	resented herein a	are material	L 1 y
RUTH J. EATO Notary Public, State of Qualified in Orange (Commission Expires Mar Reg. No. 46735) Sworn to before	New York County ch 30, 1944	as agent fo	revas, L.S. or Schoonmak	er Homes
XI. ZBA Actio	on:			
(a) Publ	ic Hearing date		•	
(b) Vari	ance is			٠
Spec	cial Permit is		, , ,	•
(c) Cond	litions and safegua	ırds:		

				,
				, ;

A FORMAL DECISION WILL FOLLOW WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS.

Memo FROM:

FOLD HERE-

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

TO:

TOWNPBLANNING BOARD
TOWN BUILDING/ZONING OFFICER

DATE: 6/12/84

SUBJECT:

PUBLIC HEARING BEFORE ZBA - 6/25/84

Kindly be advised that there is one (1) public hearing scheduled to be heard before the ZBA on Monday evening, une 25, 1984 at 7:30 p.m. in the matter of the Application of SCHOONMAKER HOMES, INC. and JOHN STEINBERG (Lot #121).

I have attached hereto copy of pertinent application together with public hearing notice which will be published in The Sentinel on June 13, 1984.

/pd

Pat

Attachments (2)



1 Holiday Park Road, Newburgh, N.Y. 12550 Telephone: (914) 562-1500

June 8, 1984

Mr. Elias D. Grevas, L.S. 33 Quassaick Avenue New Windsor, New York 12550

SUBJECT: Variance Application for Lot #121, 9 Creamery Lane,

Butter Hill Estates, New Windsor, Orange County,

New/York

Dear Mr. Grevas:

The undersigned hereby grants you written authorization to sign the above-captioned application and any and all other documentation needed to obtain this variance.

Very truly yours,

John Steinberg, Jr. President

JSJ:mjk

Copy: File

PUBLIC NOTICE OF HEARING BEFORE ZONING BOARD OF APPEALS TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

A	Appeal No. 9
F	Request of SCHOONMAKER HOMES, INC.
f	For a VARIANCE SPECIAL PERMIT of
t	the regulations of the Zoning Ordinance to
1	permit insufficient frontyard on construction
٠	of residential dwelling
· " 1	being a VARIANCE SPECIAL PERMIT of
	Section 48-12 - Table of Bulk Regs Col. 6
	for property situated as follows:
·,	Creamery Lane, Lot #121 (Sec.78, Blk.2, Lot 16)
	Butterhill Subdivision, New Windsor, New York
AID	HEARING will take place on the 25th day of
Jı	ine, 19 <u>84</u> , at the New Windsor Town Hall
55 บ	nion Avenue, New Windsor, N. Y. beginning at
7:30	o'clock P. M.

DANIEL P. KONKOL
Chairman

2BA - File #84-9 Mr. Dan Konkol, Chairman Zoning Board of Appeals Date: May 30, 1984 Application for Variance -- Schoonmaker Homes, Inc. Lot #121--Tax Map Section 78, Block 2, Lot 16 والروازية المتواطأت والم Dear Mr. Konkol: Please be advised that a plot plan is not required on all projects. In the case of a subdivision like Butterhill, I have a filed subdivision map showing the exact size of the lots. I have on said map a typical lot layout indicating the required yard setbacks and I have on all lots a set of Building Plans. No plot plan will indicate any information I don't already have. However, I do require a foundation location after the foundation is built. This indicates whether the foundation was built in accordance with the supplied information. Every once in a while it is found that the contractor or his agent makes a mistake as with the above referenced project. The surveyor on this project has staked out most of the houses in Butterhill, prepared the subdivision map and is fully aware of the requirements. It appears that when the foundation was staked, the foundation was set right on the required 40 foot offset and the field crew failed to consider the building cantilever. From my experience as a surveyor who prepares surveys of existing properties for mortage purposes, I have found this to be a very common mistake. I do not suggest that this situation be ignored because it is a very common mistake, I just don't see any major problem in granting a variance for this. Please note that the 40 foot setback is a unique requirement to this subdivision per the Planning Board approval. This subdivision is in an R-4 zone and the required normal front yard set-back in this zone is 35 feet Respectfully Patrick Kennedy, I Bldg Honing Inspector PTK/mfb

Memo FROM:

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOF

555 UNION AVENUE

NEW WINDSOR NEW YORK 12550

TO:

BUILDING/ZONING INSPECTOR PATRICK KENNEDY

DATE: 5/23/84

SUBJECT:

APPLICATION FOR VARIANCE - SCHOONMAKER HOMES, INC.

--FOLD HERE--

Lot #121 - 78-2016

Demr Pat:

The ZBA requests that a plot plan and map be available for the second preliminary schedulad in the above matter. Same has been scheduled for Monday evening, June 11th at 7:30 p.m. Also, if you could be available at that time or, in the alternative, a memorandum from your office would be very helpful.

For your information, I have attached hereto a copy of the minutes of that5/14/84 meeting at which time the original preliminary meeting was held with Lou Grevas in attendance.

Kindly advise if you wish to attend or furnish a memorandum at this time.

Thank you.

/pd Attachment Pa

Prelim: may 14 th.

TOWN OF NEW WINDSOR ORANGE COUNTY, N. Y. OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

To Schanmaker Hames John Steinberg, Inc. 562-1500 I Holiday Pack Rd (Nevent: Di Gruna) Newburgh, N.Y. 12550 PLEASE TAKE NOTICE that your application dated May 1984 for permit to Build a One family frame Develling at the premises located at Cicamery Lane - Lat Ill. Sect 3, Butter hill Tax Map Sect 78, Black 2, Lat 16 is returned herewith and disapproved on the following grounds: Rnormachment at required front yard regid-40 The building Cantilene is 38 from front line Law andy allows encroachment of Cantilevered roofs. Needs 2 ft front yard Variance		File No.		Date May	, 19 <i>8</i> 4
PLEASE TAKE NOTICE that your application dated May 19.84 for permit to Build a One family frame Dwelling at the premises located at Cicamery Lane - Let Ill Sect 3, Butterhill Tax Map Sect 78, Block 2, Let 16 is returned herewith and disapproved on the following grounds: enormachment of required front yard: Front yard regid-40 The building Cantilever is 38 from front line: Law only allows encroachment of Cantilevered roofs. Needs 2 ft front yard					
PLEASE TAKE NOTICE that your application dated May 19.84 for permit to Build a One family frame Dwelling at the premises located at Creamery Lane - Let 121. Sect 3, Butterhill Tax Map Sect 78, Block 2, Lot 16 is returned herewith and disapproved on the following grounds: encroachment of required front yard: Front yard regid-40 The building Cantilever is 38 from front line: Law only allows encroachment of Cantilevered roofs. Needs 2 ft front yard		1 Holiday Fa	ack Ed (Pa	esent: LiGnway	• *
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encroachment of required front yard: Front yard regid-40' The building Contilever is 38 from front line: Low only allows encroachment of Contilevered roofs. Needs 2ft front yard		Tax Map S	ect 78, Block 2	2, Lot 16	••••••
Needs 2 ft front yard		encreachment as	Frequired front	vard: Front yas	
Needs 2 ft front yard					
Needs 2ft front yard Variance Suitable Building suspector		Law only allows	encreachment of	Cantilevered	100/5.
Variance Suits Suncely Building Dispector	Needs 2	A front yard			
	Variance		1 ad	Building Dispector	clef
					7

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

7130 Discussion Show 5/14 Prelim.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.	Date April 3 , 1984
TO RAYMOND D. YOUNDAY	
152 Walsh Road	
NewWindsor, N.J. 1	
PLEASE TAKE NOTICE that your app	plication dated April 3 19.84
	rete Block Commercial Bldg. Gr Alb Repairs
at the premises located at 152 Wal	
is returned herewith and disapproved on th	
	ng neg-conforming use in an
R-4 Zone Gonstructur	
Will also require a st	re Plan Review by Planning Board
Jute:	
May also require gard variances	1 Trob / Senned
which will be determined at	Building Inspector
the Time of a completed survey and site Plan.	
	(near Crudele 15)
	6-6e 6.7

7:30 p.m. - ROLL CALL

Motion to accept minutes of the 4/23/84 meeting as written.

PRELIMINARY MEETINGS:

1. YANNONE, RAYMOND D. - NO SHOW !

Request expansion of pre-existing non-conforming use in an R-4 zone (152 Walsh Road) and construction of an additional building for auto repairs. May also require area variances to be determined after completion of survey and site plan.

2. SCHOONMAKER HOMES, INC. - John Steinberg, Inc.

Request for 2 ft. frontyard variance for cantilever projection on front portion of residence located on Creamery Lane in the Butterhill Subdivision. Present: Ray Kinol of Schoonmaker Homes.

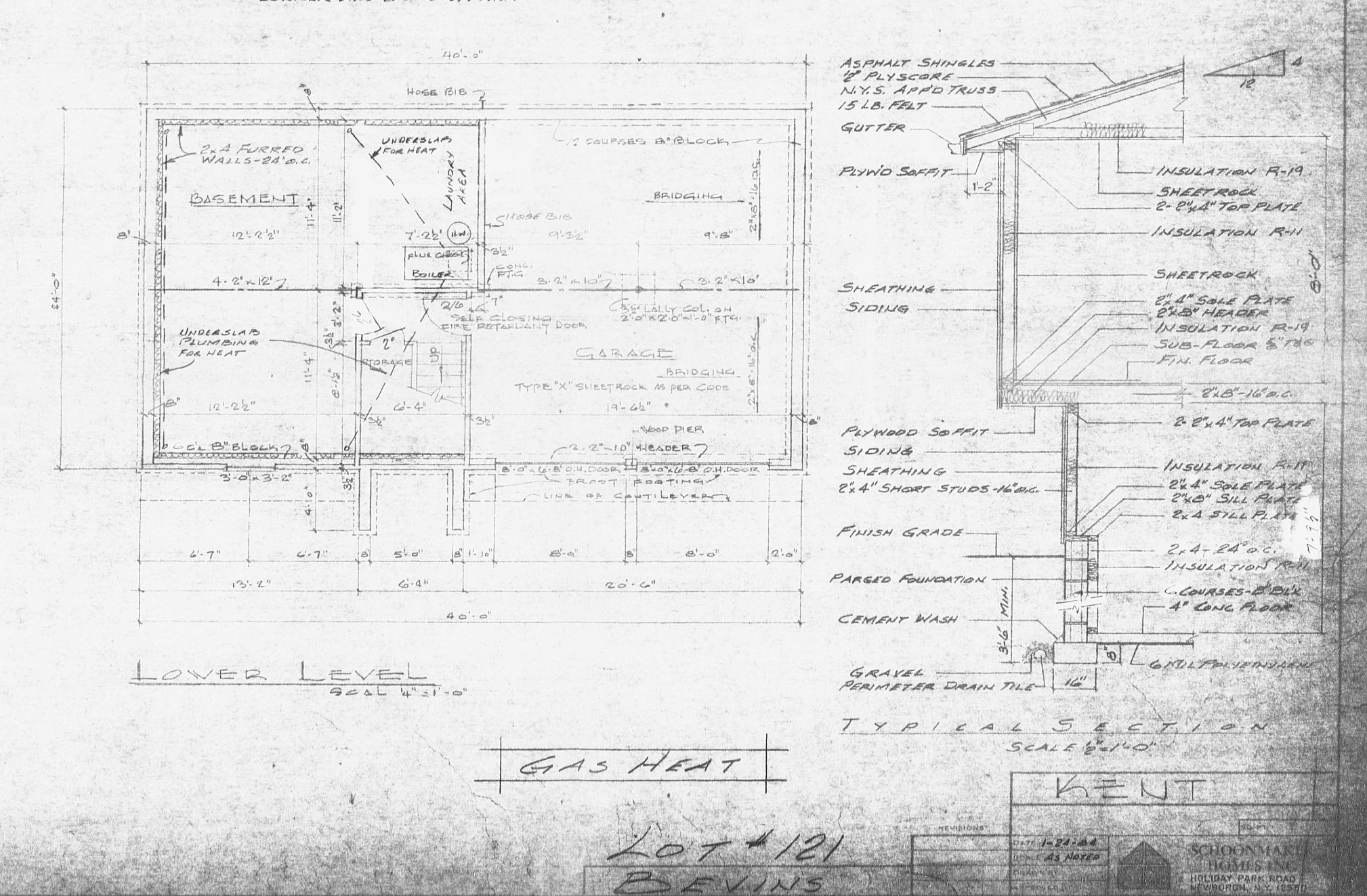
NO PUBLIC HEARINGS SCHEDULED FOR THIS EVENING!

Adjournment.

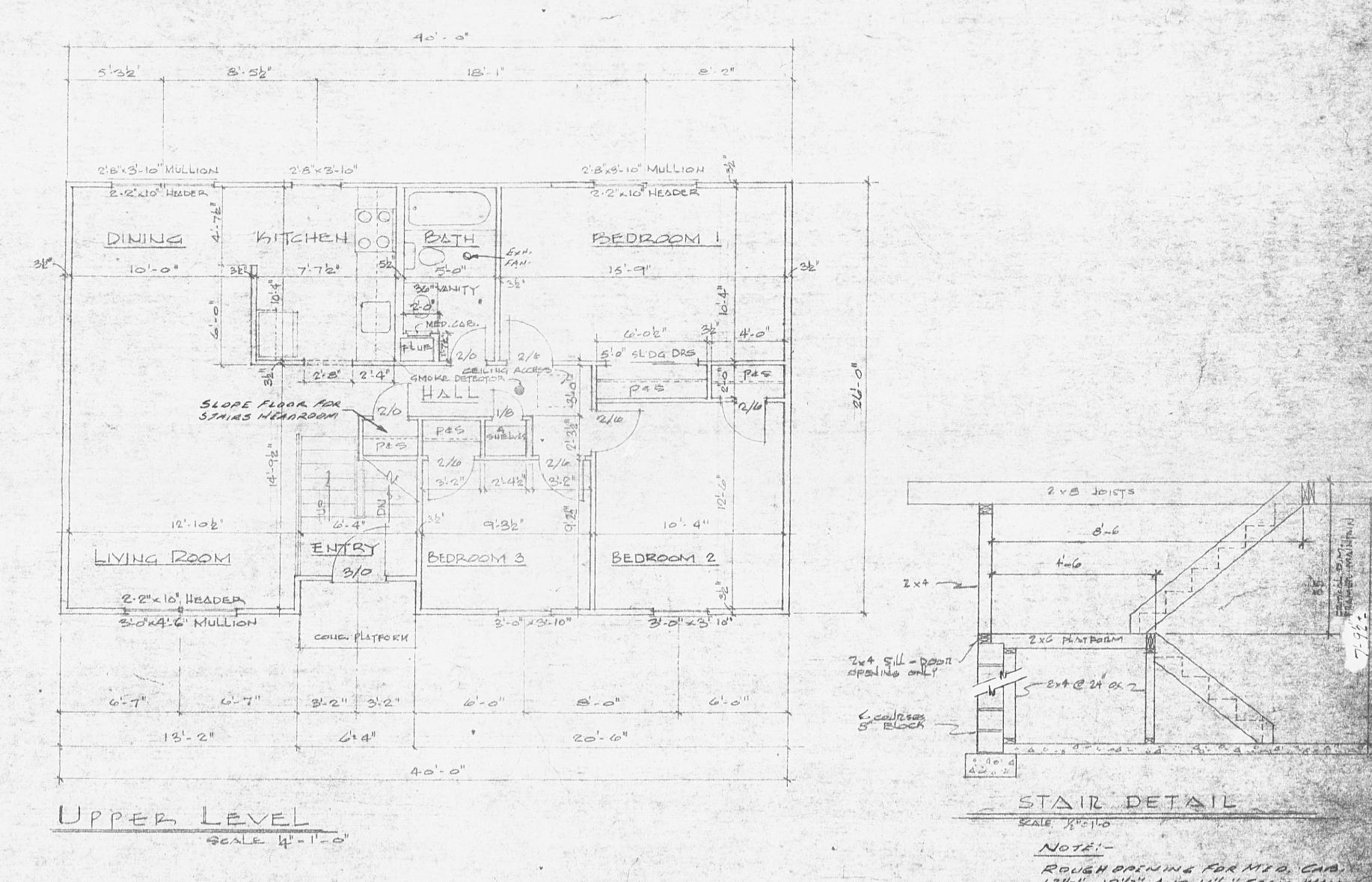
Pat 562-7107 (h)

565-8550 (o)

NOTE !-ANCHOR BOLTS 1-0" FROM EACH CORNER AND 8-0" D.C. MAX.



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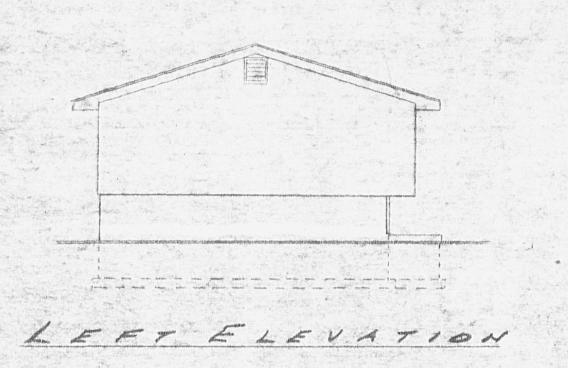


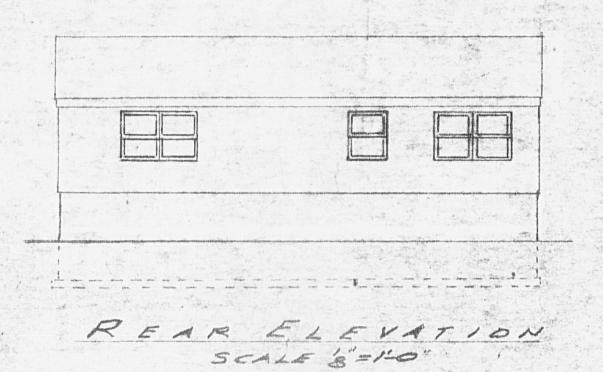
13/2"x 17/2" AND 11/2" FROM MALE TO for CAS.

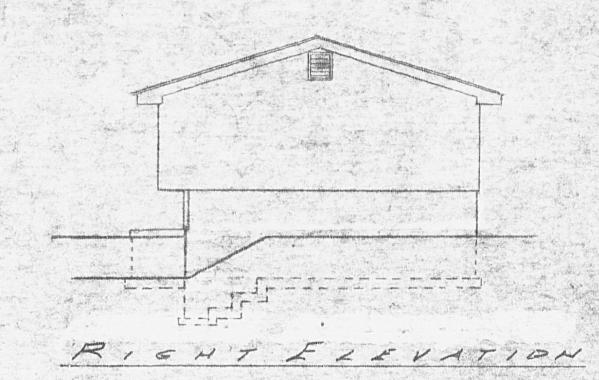
LIPPER LEVEL

DNTE 1-24-94 A LICE POST A. Marie Mar

SCHOOMMAKE HOLIDAY PARK ROAD NEWBURGH, N.Y 12550









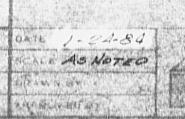
FRONT ELEVATION
SCALEY"-160"

NOTE! -

KOUGH OPENING FOR OFTHER WINDOW 2812" x 221/2"

I KENT

2074/2/



SCHOON NAKES HONIEN INC. HOLIDAY PARK ROAD NEWBURGH, N.Y. 12550

